BILL GARRETT, Davidson County
Trans:T20140026713 DEEDWARR
Recvd: 04/21/14 13:24 2 pgs
Fees:13.00 Taxes:5550.00
20140421-0032934

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00 Affiant Subscribed and sworn to before me, this the 18th day of April, 2014. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Christopher A. Rudd	New Owner	
P.O. Box 170100		13207000600
Atlanta, GA 30317		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN DANIEL RUDD, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER A. RUDD, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being parts of Lots Nos. 6 and 7 on the Map of the May Overton Estate, as of record in Book 421, page 162. Register's Office for said County, and being part of the land marked "Stamps Property", shown on the Plan of Southmeade, Section 11, as of record in Book 2133, page 64, Register's Office for said County, and being described according to a plat prepared by W.W. Turner Company, Engineers dated March 30, 1953, as follows:

Beginning at an iron pin the east margin of Franklin Road, 144.6 feet south from a concrete monument set in the beginning of a curve into a 50 foot roadway shown on the Plan of Southmeade, Section II, as of record in Book 2133, page 64, Register's Office for said County; thence easterly 521.6 feet to a point in the west line of Lot No. 9 on said Southmeade, Section II , said point being 170 feet south of the south margin of said Roadway: thence North J deg. 57' East 170 feet to the south margin of said Roadway; thence with the south margin of said Roadway, North 86 deg. 03' West 524.6 feet to a point which is the beginning of a curve: thence with said curve, having a radius of 25.0 feet, a distance of 44.0 feet to a point in the cast side of Franklin Road; thence with the east side of Franklin Road , 7 deg. 08' East 144.6 feet to the point of the beginning.

Being the same property conveyed to John Rudd by deed from James M. Fischer, Jr., of record in Instrument No. 20051020-0126902 Register's Office for Davidson County, Tennessee, dated October 14, 2005 and recorded on October 20, 2005. Being also known as 4200 Franklin Pike Nashville, TN 37204.

Being the same property conveyed to John Daniel Rudd by deed from John Rudd of record in Instrument No. 20120828-0077279 Register's Office for Davidson County, Tennessee, dated August 27, 2012 and recorded on August 28, 2012. Being also known as 4200 Franklin Pike Nashville, TN 37204.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 4200 Franklin Pike, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of April, 2014.

John Daniel Rudd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Daniel Rudd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of April, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY